

116.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

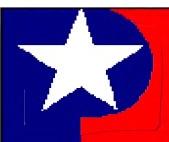
645,500 / 645,500

USE VALUE:

645,500 / 645,500

ASSESSED:

645,500 / 645,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
113		THESDA ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SCHAFFNER MARY ELIZABETH	
Owner 2:		
Owner 3:		

Street 1:	113 THESDA ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474	Type:
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PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8871		Sq. Ft.	Site		0	70.	0.77	6									480,289						480,300	

Total AC/Ha: 0.20365

Total SF/SM: 8871

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 480,289

Spl Credit

Total: 480,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	19 - Ranch		Full Bath:	1	Rating:	Average											
Sty Ht:	1 - 1 Story		A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	1 - Concrete		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:		Rating:												
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:												
Sec Wall:	19 - Texture 111	10 %	OthrFix:		Rating:												
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average											
Color:	WHITE		A Kits:		Rating:												
View / Desir:			Frl:	1	Rating:	Average											
GENERAL INFORMATION						WSFlue:		Rating:									
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1960	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdct:			Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION						DEPRECIATION			REMODELING			RES BREAKDOWN					
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31 %	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal	1 - Drywall		Functional:		%	Interior:	1	6	3								
Sec Int Wall:			Economic:		%	Additions:											
Partition:	T - Typical		Special:		%	Kitchen:											
Prim Floors:	4 - Carpet		Override:		%	Baths:											
Sec Floors:			Total:		31 %	Plumbing:											
Bsmnt Flr:	12 - Concrete		CALC SUMMARY			Electric:											
Subfloor:			COMPARABLE SALES			Heating:											
Bsmnt Gar:	1		Basic \$ / SQ:	100.00		General:											
Electric:	3	- Typical	Size Adj.:	1.35000002													
Insulation:	2	- Typical	Const Adj.:	0.98802000													
Int vs Ext:	S		Adj \$ / SQ:	133.383													
Heat Fuel:	1	- Oil	Other Features:	66000													
Heat Type:	3	- Forced H/W	Grade Factor:	1.00													
# Heat Sys:	1		NBHD Inf:	1.00000000													
% Heated:	100	% AC:	NBHD Mod:														
Solar HW:	NO	Central Vac:	LUC Factor:	1.00													
% Com Wal		% Sprinkled	Adj Total:	239442													
			Depreciation:	74227													
			Deprecated Total:	165215													
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val									
Make:						Juris. Factor:		Before Depr:	133.38								
Model:						Special Features:	0	Val/Su Net:	81.54								
						Final Total:	165200	Val/Su SzAd	163.89								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 116.0-0005-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		18X10	A	AV	1999		0.00	T	16	101				
More: N						Total Yard Items:			Total Special Features:			Total:					